

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

VOL 1045 PAGE 889

THIS MORTGAGE is made this 30TH day of JANUARY 1984, between the Mortgagor, EARLE T. HARDING AND JEAN T.C. HARDING (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

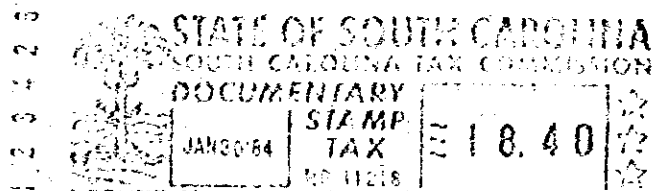
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand and no/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014.

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Melville Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 10, Melville Avenue, on plat of Subdivision of Mrs. Melville Westervelt, et al by Dalton U Neves, March 1938, recorded in the R. M. C. Office for Greenville County in Plat Book J at Page 13 and being further shown on plat entitled "Property of Earle T. Harding & Jean T. Harding" by Carolina Surveying Co., R. B. Bruce, RLS, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Melville Avenue, 771.3 feet south of intersection at Augusta Road (Street), joint front corner of Lots 9 and 10, and running thence along the common line of said Lots S. 68-39 E. 230.5 feet to an old iron pin; thence S. 34-04 W. 62.5 feet to an old iron pin; thence along the common line of Lots 10 and 11 N. 69-03 W. 212.6 feet to an old iron pin on the eastern side of Melville Avenue; thence along the eastern side of Melville Avenue N. 17-47 E. 62.5 feet to the point of BEGINNING.

THIS being the same property conveyed to the mortgagors herein by deed of Martha Bird and Elizabeth Bird on January 30, 1984 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1205 at Page 345 on January 30, 1984.



which has the address of 33 Melville Road, Greenville, S.C. 29605 (herein "Property Address");
(Street) (City)
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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